



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-5**

April 29, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION OF SUMMARY VACATION
RIDING AND HIKING TRAIL - VICINITY OF ALTADENA
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this action categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Find that the easement for riding and hiking trail purposes, legally described in Exhibit "A" and depicted in Exhibit "B" of the enclosed Resolution of Summary Vacation (the Easement) located northwest of Devonwood Road, has been superseded by relocation.
3. Find that the Easement is not useful as a nonmotorized transportation facility.
4. Adopt the enclosed Resolution of Summary Vacation for the Easement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will vacate the Easement on Devonwood Road and allow for the relocation of a portion of the Altadena Crest Trail (Trail) to a suitable replacement location.

On June 3, 2003, your Board adopted a Resolution vacating a portion of an existing trail easement dedicated to the County in 1956, located approximately 30 feet northwest of Devonwood Road, on the condition that a substitute alignment, over the Easement, be granted to the County. The purpose of this vacation was to accommodate proposed development plans on the larger parcel.

When the 1956 alignment was closed, trail users and homeowners raised concerns about the Easement.

Meetings were held with the principals of Altadena Valley Development, LLC, and YBL Investors, LLC (Owners), the underlying fee owners and with the Altadena Crest Trail Restoration Working Group (ACTRWG) to address the concerns raised about the Easement. The relocation of the Trail, away from the Easement, was discussed in these meetings, and a new alignment was selected and approved by the Department of Parks and Recreation as being suitable for this relocation. The Owners have granted to the County a new easement over the new alignment, which contains an area of approximately 2,172 square feet.

The vacation of the Easement will be subject to the following conditions:

1. That the Owners prepare and submit plans for the construction of a riding and hiking trail, including appurtenant landscaping improvements, obtain the approval of these plans by Parks and Recreation and Public Works, and construct the riding and hiking trail and appurtenant landscaping improvements in accordance with these approved plans.
2. That the Owners provide continuous access to the relocated riding and hiking trail.
3. That the Owners execute and record a declaration of covenant to maintain the appurtenant landscaping improvements.
4. That the Owners offer to dedicate an easement for future street purposes parallel with and 10 feet northwesterly of Devonwood Road to the County.

Consequently, the Easement has been superseded by relocation and is no longer useful as a nonmotorized transportation facility.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Service Excellence as a relocation of a portion of the riding and hiking trail easement enhances public accessibility to and enjoyment of the trail.

FISCAL IMPACT/FINANCING

Vacation of the Easement will not have a negative fiscal impact on the County budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Easement contains approximately 2,372 square feet and is shown on the map attached to the Resolution as Exhibit "B." It was acquired by an easement deed recorded on June 5, 2003, as Document No. 03-1606753.

The Public Streets, Highways, and Service Easement Vacation Law (Chapter 4, Part 3, Division 9, of the Streets and Highways Code) authorizes your Board to vacate the County's interest over the Easement, under the circumstances described herein. Adoption by your Board of our recommendations will terminate the rights of the public to use the Easement, which has been superseded and rendered unnecessary by the grant of the new easement over the new alignment. Your action will also result in the property being unencumbered by the public trail easement, thereby allowing the underlying fee owners to reclaim and offer for future street the area vacated.

ENVIRONMENTAL DOCUMENTATION

The proposed vacation is categorically exempt as specified in Class 1, Class 4, Class 5, Class 12, Class 16, and Class 21 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Sections 15301, 15304, 15305, 15312, 15316, and 15321 of State CEQA Guidelines.

The Honorable Board of Supervisors
April 29, 2004
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

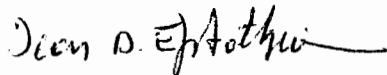
No fire protection facilities will be affected by the proposed vacation. The County of Los Angeles Regional Planning Commission has determined that the proposed vacation and relocation of the riding and hiking trail do not conflict with the County-adopted General Plan.

CONCLUSION

This action is in the County's interest. Enclosed is a Resolution of Summary Vacation, approved as to form by County Counsel, conditionally vacating the Easement. Upon adoption of the Resolution, please return the executed original and a copy for further processing. Upon the Owners' compliance with the above-mentioned conditions, Public Works will record the Resolution and return the executed original Resolution to you when recorded. In the interim, please retain one executed copy for your files.

One approved copy of this letter is requested.

Respectfully submitted,



JAMES A. NOYES
Director of Public Works

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Enc.

cc: Chief Administrative Office
County Counsel
Department of Parks and Recreation

RESOLUTION OF SUMMARY VACATION

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the holder of an easement for riding and hiking trail purposes (hereafter referred to as the "Easement"), in, over, and across the real property legally described in Exhibit "A," attached hereto, and depicted on Exhibit "B," attached hereto. The Easement is generally located in the unincorporated area of Altadena, in the County of Los Angeles, State of California, and constitutes a portion of the alignment of the Altadena Crest Trail.
2. Altadena Valley Development, LLC, and YBL Investors, LLC (Owners), are the underlying fee owners of the Easement.
3. The Owners have granted to the County of Los Angeles a new easement for riding and hiking trail purposes along an alternate alignment over their property. The new easement constitutes a suitable location to which the portion of the Altadena Crest Trail, currently traversing the Easement, may be relocated.
4. As a result of the grant of the new easement, the Easement has been superseded by relocation and is no longer useful as a nonmotorized transportation facility.
5. This vacation does not terminate any public service easement and no in-place public utility facilities that are in use are to be affected by the vacation.
6. The Easement is hereby vacated pursuant to Chapter 4, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8330.
7. The vacation of the Easement is conditioned upon the following:
 - a. That the Owners prepare and submit plans for the construction of a riding and hiking trail, including appurtenant landscaping improvements, obtain the approval of these plans by the County of Los Angeles Departments of Parks and Recreation and Public Works, and construct the riding and hiking trail and appurtenant landscaping improvements in accordance with these approved plans.
 - b. That the Owners provide continuous access to the relocated riding and hiking trail.

- c. That the Owners execute and record a declaration of covenant to maintain the appurtenant landscaping improvements.
 - d. That the Owners offer to dedicate an easement for future street purposes, parallel with and 10 feet northwesterly of Devonwood Road, to the County.
8. The Department of Public Works be authorized to record the certified original Resolution in the Office of the Recorder of the County of Los Angeles, at which time the Easement will no longer be a public easement.

The foregoing Resolution was on the _____ day of _____, 20_____, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By *AM Byrd (for Mark Ybarra)*
Deputy

CVC:in
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RIDING & HIKING TRAIL VACATION
A.M.B. 5843-001-027, 028 (Portions)
T.G. 536 A/3
I.M. 174-237
R.D. 514
S.D. Fifth District
Job. No. M0388105

EXHIBIT "A"

LEGAL DESCRIPTION

That certain 12-foot-wide strip of land described in deed to the County of Los Angeles for riding and hiking trail purposes, recorded on June 5, 2003, in Document No. 03-1606753 of Official Records, in the Office of the Recorder of said county.

Total Area: 2,372 ± square feet

APPROVED AS TO DESCRIPTION
January 28, 20 04
COUNTY OF LOS ANGELES
BY [Signature]
SUPERVISING CADASTRAL ENGINEER I
Mapping & Land Use Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

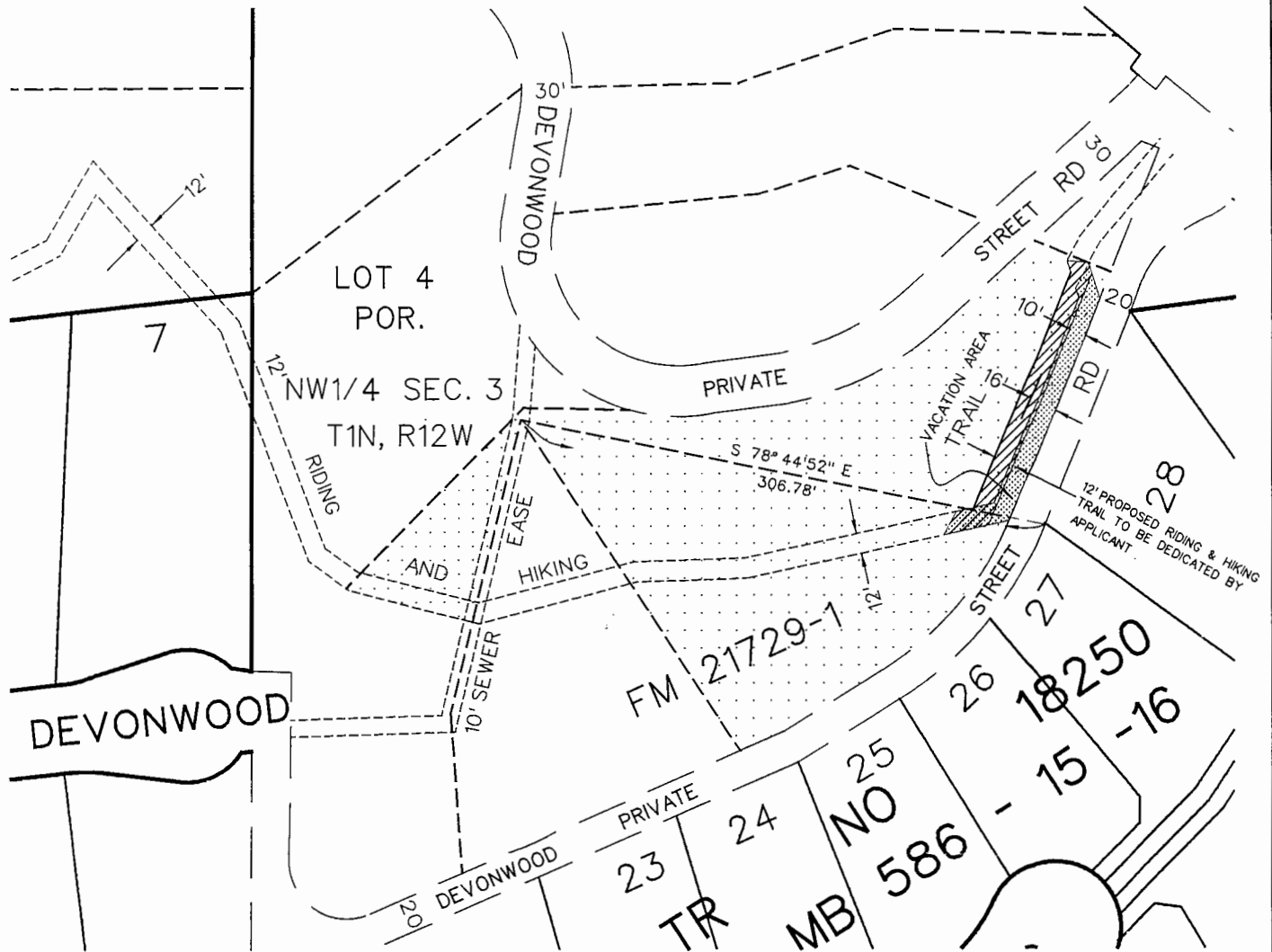
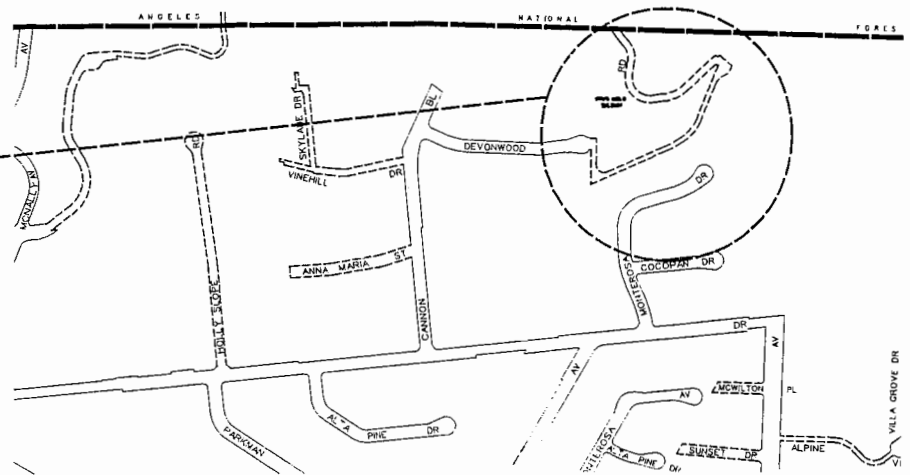
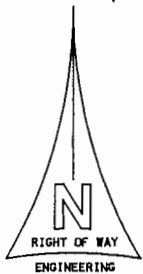


EXHIBIT "B"

SUBJECT LOCATION



LEGEND

- Applicants Property
- Proposed Vacation
- Trail to be Vacated
- Total Vacation Area 2372± s.f.
- New Trail (Dedicated)
- Trail Area 2172± s.f

REVISIONS

1. 2. 3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 5 RD. 514 A.M.B. 5843-01 T.G. 536-A3

**RIDING & HIKING
TRAIL**
E/O CANYON BLVD
NW/O DEVONWOOD RD

DRAWING NO.
M0388105

SCALE NONE DATE 11-20-02 I.M. 174-237